



March 8, 2023

Damien Houlihan
Chief, Stormwater Permits Section
United States Environmental Protection Agency - Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Re: JSIP Manchester QOZB, LLC
Construction General Permit
Fuss & O'Neill Reference No. 20210233.A10

Dear Mr. Houlihan;

On behalf of our client, JSIP Manchester QOZB, LLC, we are providing this letter response to an EPA letter dated February 16, 2023 regarding the above referenced project. We concur with the SHPO's indication that they did in fact respond to our inquiry in the 15 day timeframe during the month of January 2022. We apologize that the NOI form was completed improperly indicating that they did not respond. We did however work to coordinate with the NHDHR based on their responses at that time. Please see below and attached for a timeline of correspondence and coordination with the NHDHR, and the City Officials within Manchester City Hall, including the Heritage Commission.

- **January 2, 2022** - F&O submitted a Request for Project Review (RPR) to the New Hampshire Division of Historical Resources (NHDHR). NHDHR marked as received on January 4th 2022
- **January 13, 2022** – response from NHDHR received by F&O. (NHDHR dated Jan 6th). NHDHR asked for the following:
 - **Historic Evaluation**
 - **Heritage Commission Consultation**
- **January 14, 2022** – Sheehan Phinney submitted letter and application to Heritage Commission (HCOMM) for public hearing scheduled for January 25, 2022 regarding the Project.
- **January 20, 2022** – Sheehan Phinney submitted the NH RSA 79-E Community Revitalization Tax Relief Incentive Application to Board of Mayor Alderman and City Staff, including members of HCOMM, which included completed NHDHR IndInvForm for both 21 W Auburn Street and 24 Depot Street. Given that this was a NHDHR form, it was understood that NHDHR would also receive a copy for review.
- **January 25, 2022** – Heritage Commission Public Meeting was held, and applicant team presented Project to HCOMM and also reviewed and discussed NHDHR's

The Gateway Building
50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
f 603.668.8802
www.fando.com

California

Connecticut

Maine

Massachusetts

New Hampshire

Rhode Island

Vermont

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IndInvForm. Notably, no comments or objections to the NHDHR IndInvForm were provided to the applicant.

- **January 31, 2022** – F&O emailed response to NHDHR highlighting and including the following (see attached email)
 - **Historic Evaluation** – the applicant hired a Preservation Consultant Lisa Mausolf to conduct a historic evaluation which resulted in a letter dated December 6, 2021 whereby the consultant with over 30 years experience (including in Manchester, NH) provided the opinion that there was no historic or cultural significance. See attached
 - **Heritage Commission** – the applicant met with the heritage commission on January 25th.
 - **City Coordination** – the applicant coordinated with the city and confirmed that the property and structures were not historic, and cross-referenced with local, state, and federal electronic databases confirming the same. The coordination with the city resulted in a number of measures including the following:
 - Preservation and re-use of the original building name granite sign
 - Installation of a placard at ground level with a description of the Varick building history.
 - Re-use of wood corbels in the new construction
 - Significant architectural design, worked out with the city's Arena Overlay and Gaslight district commission. Multiple meetings and review of the proposed architecture to fit in with the neighborhood were coordinated, reviewed, and approved by the city commissions
- **February 11, 2022** – Applicant completed purchase of property
- **February 15, 2022** – Applicant team presented Project to Board of Mayor and Alderman and obtained full approval for NH RSA 79-E Community Revitalization Tax Relief Incentive for the project.
- **May 17, 2022** – Submitted Notice of Intent to EPA
- **May 31, 2022** – EPA Notice of Intent Approved
- **August 31, 2022** – NHDHR requested a follow up meeting with EPA, and applicant
- **September 13, 2022** – Jones St provided email response to NHDHR with steps taken to date. Email chain resulted in a meeting with the client, EPA, and NHDHR
- **September 29th, 2022** – Meeting with EPA, NHDHR and client. No specific mitigation measures were requested by NHDHR or could be agreed upon between NHDHR and the applicant
- **October 31, 2022** – Jones Street provided email response to NHDHR, EPA, and Alderman Pat Long with the NH inventory forms, as per provided to Heritage Commission and city of Manchester officials back in January 2022. Jones Street inquired with Preservation Consultant to update the NH inventory forms, but given that construction and demolition were underway any subsequent changes or updates

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to the form were not possible.

In summary, the applicant feels that all regulatory requirements have been satisfied, and that all procedures have been followed properly and no additional mitigation measures are necessary due to the following reasons:

- 1) The historic preservationist letter indicating that the properties are not historic,
- 2) The voluntary measures taken while working with the city staff and commissions (Arena Overlay Commission, Heritage Commission) to incorporate historic features into the new construction, and reclaim various materials, signs, doors, etc into the Project, all while delivering a Public Benefit to the city,
- 3) Full approval by Manchester's Zoning Board of Appeals on July 8, 2021 for the demolition and the development of the Project
- 4) Full approval by the Manchester Planning Board on October 7, 2021 for the demolition and development of the Project
- 5) Full approval by the Manchester Board of Mayor and Alderman for the NH RSA 79-E Community Revitalization Tax Relief Incentive for the Project
- 6) The lack of agreement between the NHDHR and the applicant that historic properties have been adversely impacted or specific mitigation requests

If deemed necessary by the EPA for clerical reasons, a new NOI form can be completed to more accurately reflect the process. Two NOI options are below, the first ending at the third question, the second, indicating that agreement on mitigation could not be reached.

Option 1:

SECTION IX. HISTORIC PRESERVATION		
Historic Preservation	Are you installing any stormwater controls as described in Appendix E that require subsurface earth disturbance? (Appendix E, Step 1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, have prior surveys or evaluations conducted on the site have already determined historic properties do not exist, or that prior disturbances have precluded the existence of historic properties? (Appendix E, Step 2)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If no, have you determined that your installation of subsurface earth-disturbing stormwater controls will have no effect on historic properties? (Appendix E, Step 3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If no, did the SHPO, THPO, or other Tribal representative (whichever applies) respond to you within the 15 calendar days to indicate whether the subsurface earth disturbances caused by the installation of stormwater controls affect historic properties? (Appendix E, Step 4)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>If yes, describe the nature of their response:</p> <p><input type="checkbox"/> Written indication that no historic properties will be affected by the installation of stormwater controls.</p> <p><input type="checkbox"/> Written indication that adverse effects to historic properties from the installation of stormwater controls can be mitigated by agreed upon actions.</p> <p><input type="checkbox"/> No agreement has been reached regarding measures to mitigate effects to historic properties from the installation of stormwater controls.</p> <p><input type="checkbox"/> Other (Specify):</p>	

Mr. Damian Houlihan

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Option 2:

SECTION IX. HISTORIC PRESERVATION		
Historic Preservation	Are you installing any stormwater controls as described in Appendix E that require subsurface earth disturbance? (Appendix E, Step 1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, have prior surveys or evaluations conducted on the site have already determined historic properties do not exist, or that prior disturbances have precluded the existence of historic properties? (Appendix E, Step 2)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If no, have you determined that your installation of subsurface earth-disturbing stormwater controls will have no effect on historic properties? (Appendix E, Step 3)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If no, did the SHPO, THPO, or other Tribal representative (whichever applies) respond to you within the 15 calendar days to indicate whether the subsurface earth disturbances caused by the installation of stormwater controls affect historic properties? (Appendix E, Step 4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<p>If yes, describe the nature of their response:</p> <p><input type="checkbox"/> Written indication that no historic properties will be affected by the installation of stormwater controls.</p> <p><input type="checkbox"/> Written indication that adverse effects to historic properties from the installation of stormwater controls can be mitigated by agreed upon actions.</p> <p><input checked="" type="checkbox"/> No agreement has been reached regarding measures to mitigate effects to historic properties from the installation of stormwater controls.</p> <p><input type="checkbox"/> Other (Specify):</p>	

Attachments

1. Request for project review form
2. Letter from Historic Preservationist Lisa Mausolf
3. Email response from 2/1 to NHDHR with letter and plans
4. Plans showing the architectural elevations and historic preservation features incorporated
5. Email chain regarding steps to date and EPA meeting
6. NHDHR IndInvForm for both 21 W Auburn and 24 Depot

Sincerely,



Brian A Pratt, PE
Senior Project Manager

BAP

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED JAN 04 2022

DHR Use Only

R&C #

13377

Log In Date

1/4/22

Response Date

___/___/___

Sent Date

___/___/___

Request for Project Review by the New Hampshire Division of Historical Resources

☒ This is a new submittal

☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title **West Auburn Multi-Family**

Project Location **21 West Auburn Street**

City/Town **Manchester**

Tax Map **149** Lot # **24,25**

NH State Plane - Feet Geographic Coordinates: Easting **1038300** Northing **176900**
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) **USEPA**
(Agency providing funds, licenses, or permits)

Permit Type and Permit or Job Reference # **SWPPP/CGP**

State Agency and Contact (if applicable) **NHDES**

Permit Type and Permit or Job Reference # **Alt. of Terrain**

APPLICANT INFORMATION

Applicant Name **JSIP Manchester QOZB, LLC - Eric Leclair**

Mailing Address **100 Federal Street, Floor 20**

Phone Number **6179044040**

City **Boston**

State **MA**

Zip **02110**

Email **eleclair@jonesstreet.com**

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company **Jonathon Havey - Fuss & O'Neill, Inc**

Mailing Address **50 Commercial Street - The Gateway Building**

Phone Number **6032223471**

City **Manchester**

State **NH**

Zip **03101**

Email **jhavey@fando.com**

*This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Please include a self-addressed stamped envelope.** Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.s.labash@dncr.nh.gov or 603.271.3558.*

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping **using EMMIT or relevant portion of a 7.5' USGS Map.** (See RPR Instructions and R&C FAQs for guidance.)
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** (Blank table forms are available on the DHR website.) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on 2021/12/28.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☒ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 132

- ☒ Photographs of **each** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☒ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☒ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☐ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: 21 W. Auburn St complex must be evaluated to determine eligibility for listing in the National Register of Historic Places. This is an individual or part of a potential historic district previously noted in the Gaslight District project area form. An Architectural Historian (36CFR61 qualified) must complete the work & submit to DHR. In addition, consultation with the Manchester Heritage Commission is required.

Authorized Signature: Nicki Miller, DSHR

Date: 1/6/22

Lisa Mausolf
Preservation Consultant

6 Field Pond Drive
Reading, MA 01867
(781) 944-5958

December 6, 2021

Eric LeClair, Vice President of Acquisitions
Jones Street Investment Partners
100 Federal Street, Floor 20
Boston, MA 02110

Re: 24 Depot Street/21 W. Auburn Street, Manchester, NH

Dear Mr. LeClair:

At your request, I have reviewed photographs of the structures at 24 Depot Street and 21 W. Auburn Street in Manchester. I also reviewed the tax cards for the properties and conducted some limited historical research. That research indicates that the two-story brick structure at 24 Depot Street was constructed in 1914 as an agricultural store for the John B. Varick Company. The business was founded in the 1880s and had a main store which still stands at 801-819 Elm Street as well as warehouses on Nutfield Lane, Valley Street and W. Auburn Street (behind the Depot Street store). The former store building at 24 Depot has seen various alterations in recent years including alterations to the storefronts and façade fenestration that impair its integrity.

The property at 21 W. Auburn Street includes the former 1910 Varick three-story brick warehouse to the south of 24 Depot Street as well as a complex of attached utilitarian brick shops and warehouses between Franklin Street and Canal Street. In the early 20th century the occupants included Manchester Machine Works, New Hampshire Heel and Smith Box and Lumber. By the 1940s the machine works and box company had been joined by Clarke Press, Cornish Machinery and Manchester Nickel Plating. Still later, parts of the buildings were occupied by Associated Grocers and Helmsdorf Fixture Manufacturing Company. These buildings saw frequent changes in ownership and multiple alterations from the 19th century through the 20th century. They were originally sited here for easy access to the B & M freight station and railroad sidings that were previously located to the south. The freight depot was demolished in 1961 and Market Basket now stands on the site. The area is no longer able to convey its historic associations or context adjacent to the rail yard.

As you have indicated to me, the Application you are preparing for consideration by the Board of Mayor and Aldermen requires a letter from an Architectural Historian opining whether a building proposed for demolition is of historical or cultural significance. I am well familiar with Manchester's historic resources, having worked on multiple projects in the city over the past 30+ years. Based on my experience and review of the information provided and additional research, it is my opinion that the structures at 21 W. Auburn Street and 24 Depot Street do not exhibit exceptional historical or cultural significance. Please let me know if you need any additional information or assistance.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Mausolf". The signature is fluid and elegant, with a large, stylized "L" and "M".

Lisa Mausolf
Preservation Consultant

Brian Pratt

From: Brian Pratt
Sent: Monday, January 31, 2022 11:43 AM
To: nadine.m.miller@dncr.nh.gov
Cc: Jonathon Havey
Subject: W. Auburn Street Multifamily - NHDHR
Attachments: WAuburn+Depot Preservation Consultant.pdf; 30 - 2021_1123 W.Auburn APTs-FLPLs+Elev..pdf

Categories: Filed by Newforma

Hi Nadine,

Feel free to give me a call at 603-716-0381 or 603-668-8223 x2187 to discuss questions on the W. Auburn St project. Here's some additional information that may help your review.

- See attached letter from a historical preservationist indicating no historic or cultural significance for the two properties
- The applicant is working on setting up a meeting with the Heritage Commission. We can provide you with results of the meeting. We anticipate the Heritage commission may be opposed to the building demolition as some of the members have spoken out against it at public hearings.
- During design and approvals, we worked with the city on historical concerns including meeting with staff and the Arena Overlay Committee. Note that this is not within a district that requires Heritage Commission coordination on a city approval level. Projects in this area are reviewed by the City's Arena Overlay Committee. The intent of the master plan for the Gaslight and Arena Overlay districts is redevelopment of a blighted area. The resulting coordination determined that building façade has some design features the city would mimicked for a redevelopment, but that the buildings could not be preserved and effectively re-used and that they were not historic or significant. The applicant worked closely with staff and the AOC and has designed the architecture of the new building to meet the Arena Overlay Design guidelines and to incorporate reclaimed wooden beams into some of the façade, and reusing one of the granite nameplate within the new façade. The applicant has also agreed to install a placard at the 24 Depot Street location under the granite nameplate. See attached architectural plan showing what the new building with look like. The plan has a few details of the re-used elements highlighted in red bubble clouds. They are also using millyard decorative lighting, decorative black metal panels, windows, brick, and colors to honor the architectural preferences of developments in the area.

Feel free to give me a call to discuss if you have questions or concerns

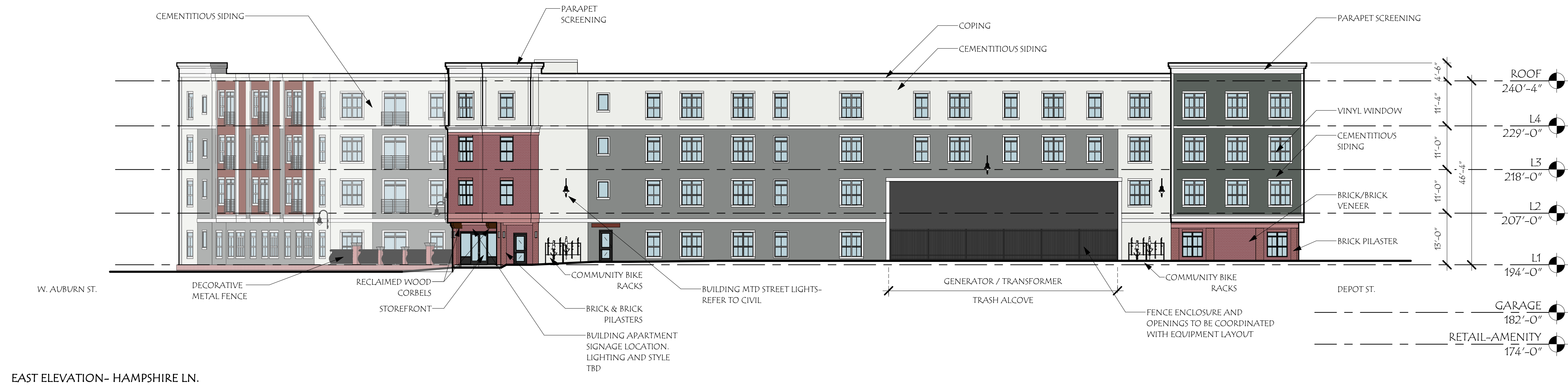
Thanks

Brian

Brian Pratt, PE
Senior Project Manager

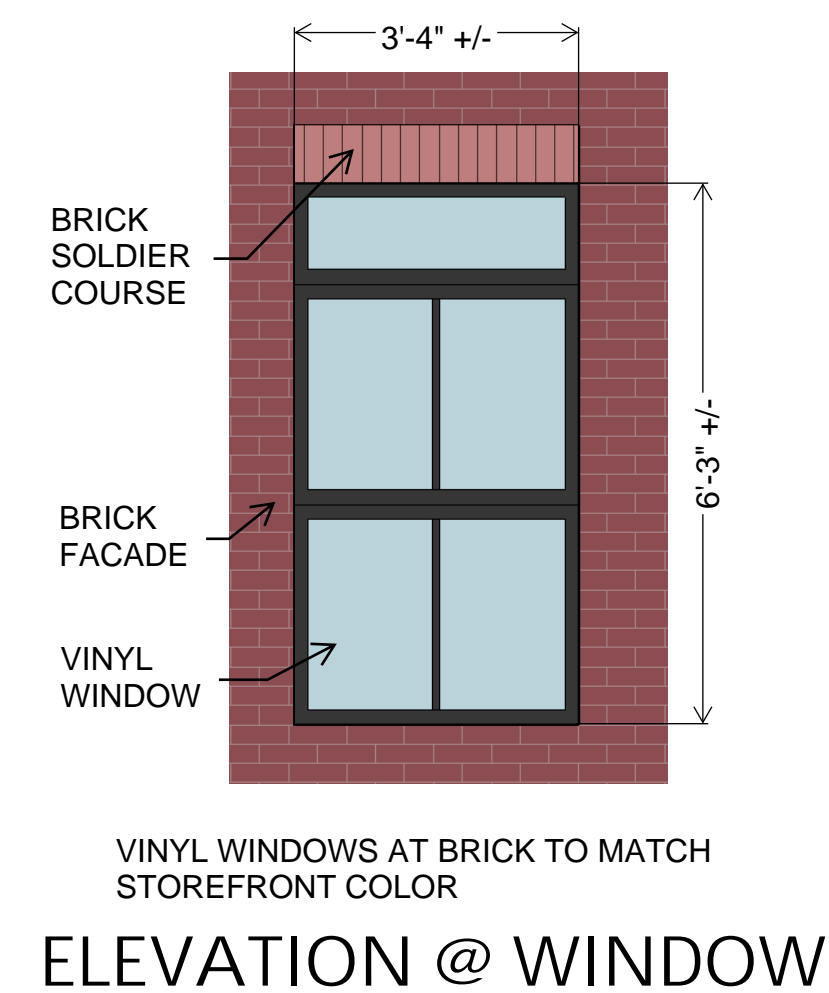
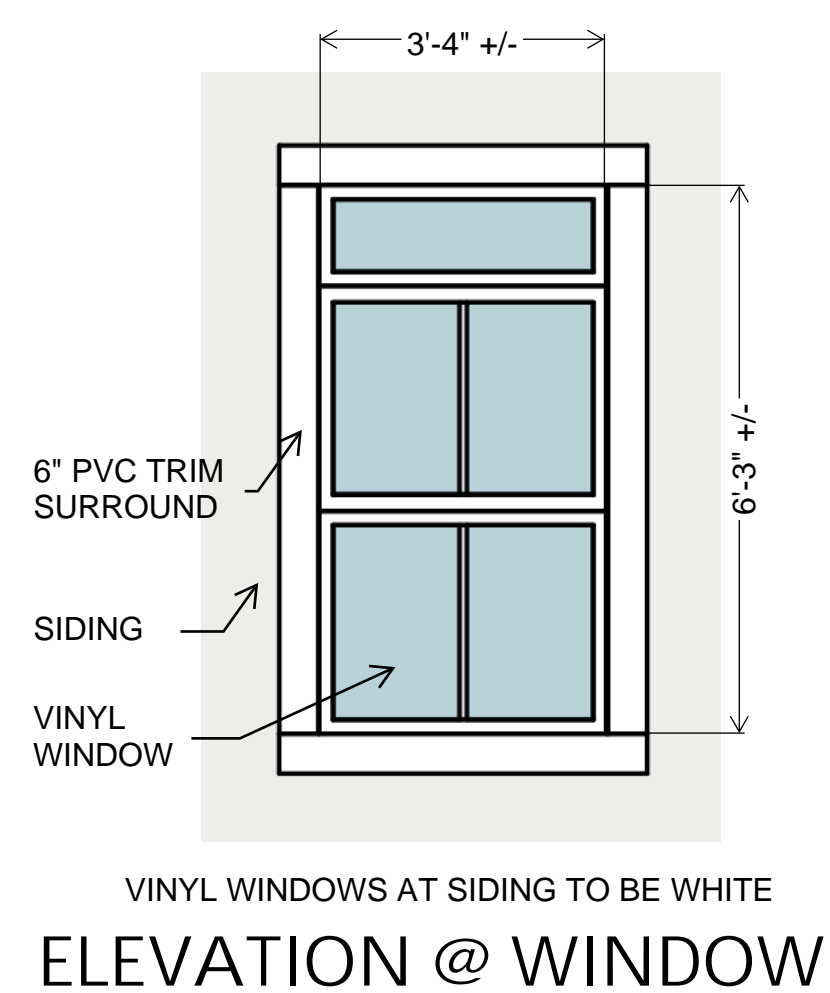
Fuss & O'Neill, Inc. | The Gateway Bldg., 50 Commercial Street, Unit 2S | Manchester, NH 03101
603.668.8223 x2187 | bpratt@fando.com | cell: 603.716.0381

www.fando.com | [twitter](https://twitter.com) | [facebook](https://facebook.com) | [linkedin](https://linkedin.com)



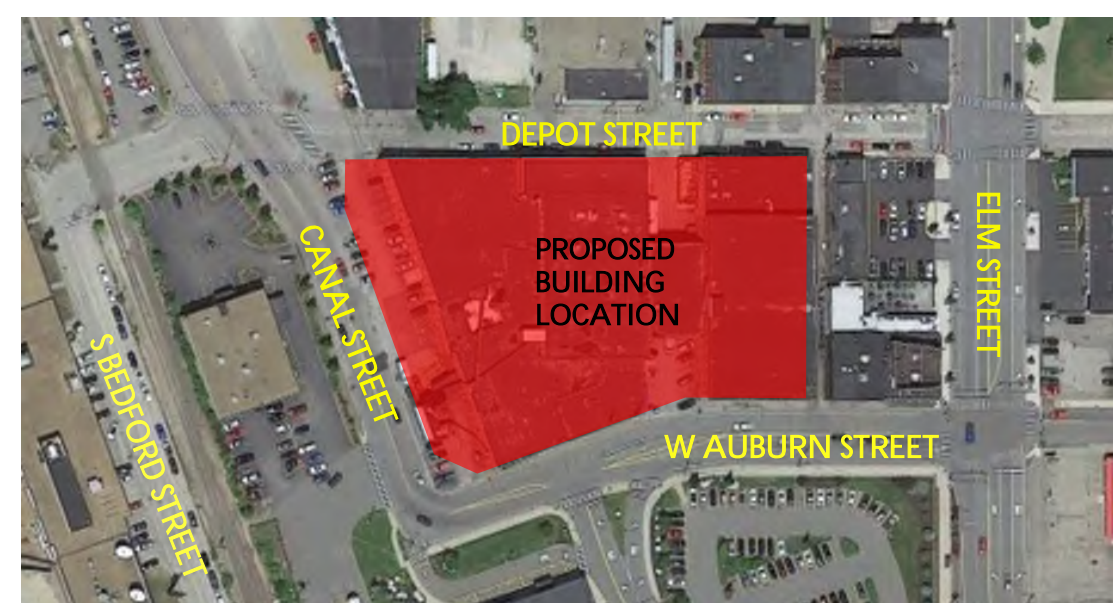
LOCATION KEY
NTS

W. Auburn Multi-family
21 W AUBURN ST.
MANCHESTER, NH 03101



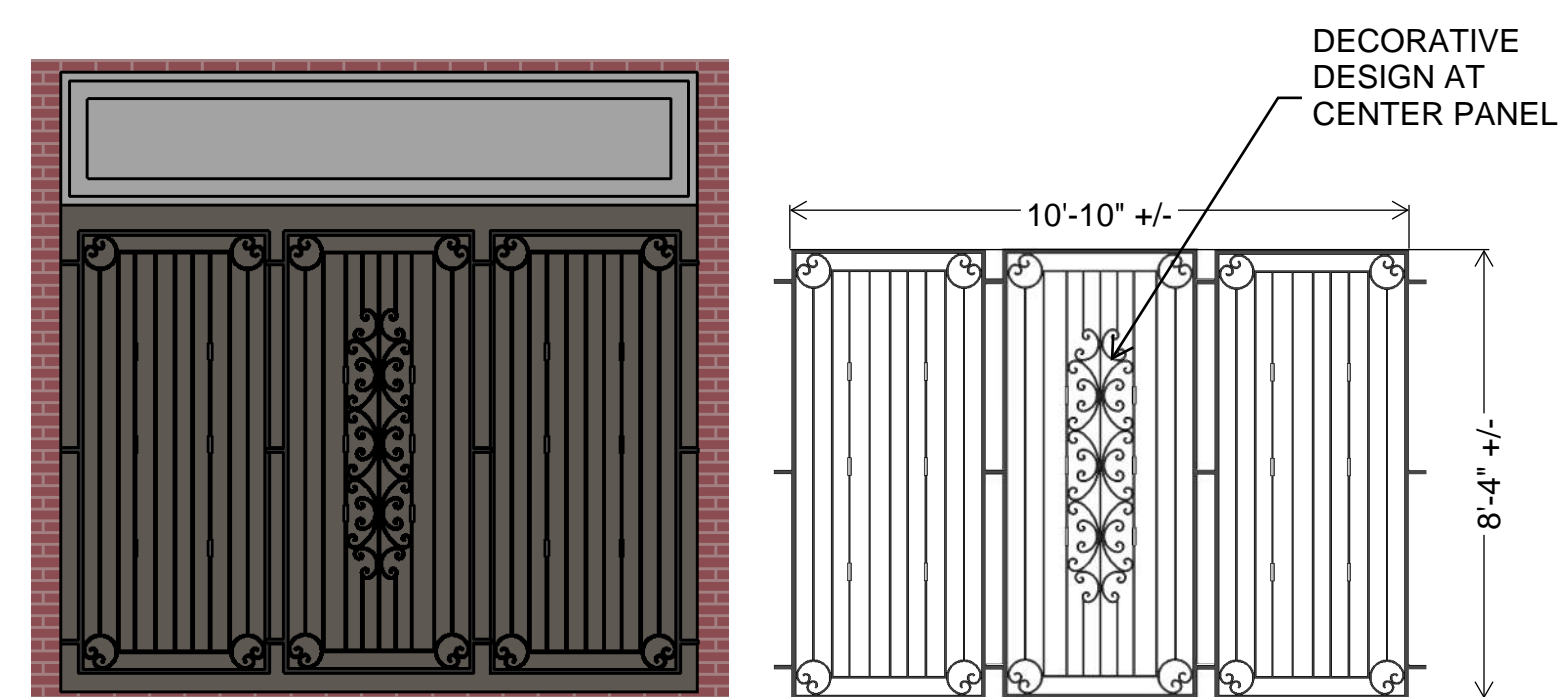


SOUTH ELEVATION - WEST AUBURN ST.

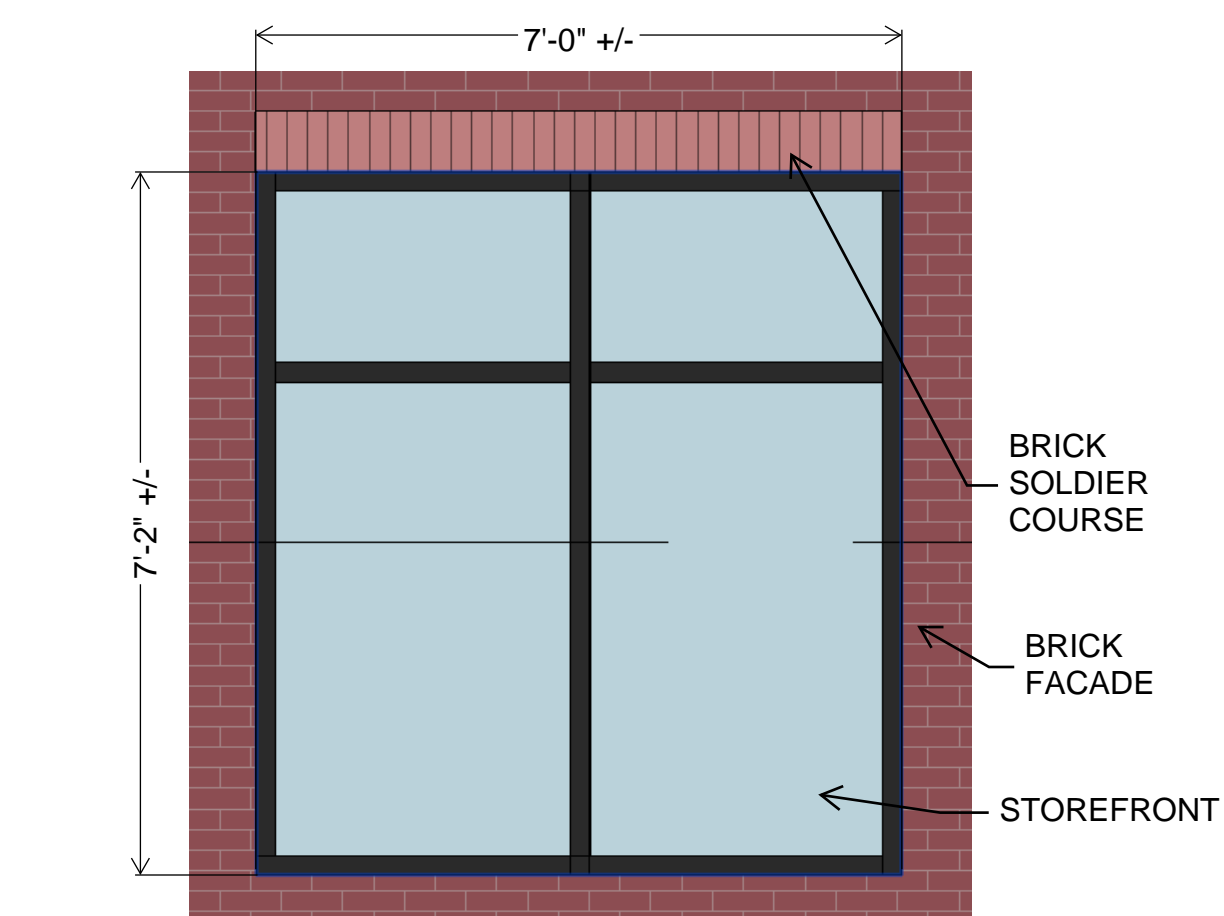


LOCATION KEY
NTS

W. Auburn Multi-family
21 W AUBURN ST.
MANCHESTER, NH 03101



ENLARGED ELEVATION @ GARAGE GRATE



ELEVATION @ 2ND FLR STOREFRONT



Project No.: 2021042
Date: OCTOBER 29, 2021

104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

From: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Sent: Thursday, September 22, 2022 9:04 AM
To: Eric LeClair <eleclair@jonesstreet.com>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

Thank you.

These are the items I'd like to discuss:

- 1) Confirm your stormwater plans fall within the footprint of the buildings that were greater than 50 years old and that the EPA permit requires Section 106 consultation.
- 2) If so, discuss significance of the properties as part of a potential historic district.
- 3) Develop ideas for meaningful mitigation that can be agreed upon by the DHR/Heritage Commission/EPA/Applicant.
- 4) Finalize next steps to include the development of an MOA.

I look forward to speaking with you on the 29th. Michelle, will you be participating in the meeting as well?

Sincerely,
Nadine

Nadine Miller
Deputy State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street, Concord, NH 03301
603-271-6628

From: Eric LeClair <eleclair@jonesstreet.com>
Sent: Wednesday, September 21, 2022 11:18 AM
To: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Nadine,

Brian Pratt (Fuss & O'Neil) and Pat Long (City of Manchester Alderman & State Rep) are available for a call next Thursday at 9:30. I just sent you a calendar invite.

Again, please provide any additional detail on what you wish to discuss on "potential next steps", as it is unclear as to what else is needed.

Regards,
Eric

From: Eric LeClair
Sent: Tuesday, September 20, 2022 10:38 AM
To: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

Hi Nadine,

I have reached out to Fuss & O'Neil, our civil engineer on the project, to get their availability for a call next Wednesday or Thursday morning (29th or 30th). Once I hear back I will provide you with a couple times and then we can schedule a call. If you can, please outline in detail your concerns or potential next step discussion points in advance of a call.

Best,
Eric

From: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Sent: Friday, September 16, 2022 3:42 PM
To: Eric LeClair <eleclair@jonesstreet.com>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

The DHR believes that a phone call is essential to clear up any next steps that may be warranted. There seems to be a misunderstanding of what was submitted by your organization to the DHR. We never received the requested Inventory Forms.

The majority of the items you note below have to do with consultation at the local level with the City not at the state or federal level with the DHR under Section 106 of the National Historic Preservation Act.

Please provide your availability over the next two weeks so that we can set up the call with EPA.

Sincerely,
Nadine

Nadine Miller
Deputy State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street, Concord, NH 03301

From: Eric LeClair <eleclair@jonesstreet.com>
Sent: Tuesday, September 13, 2022 5:42 PM
To: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Nadine,

Thank you for reaching out and apologies for the delay, but we have been busy with other transactions and I tried to get some vacation time around the Labor Day Weekend (been a long two years!). My initial response to your comments below is that JSIP Manchester QOZB, LLC (the applicant and developer) believe we provided NHDHR with all of the requested information per the required SWPP process and the Notice of Intent that was submitted on 5/17/22 and issued to the applicant on 5/31/22.

We are open to a follow-up conversation to understand what information you may be further seeking, but not sure this is a prudent use of our time, as we are under the impression that we have satisfied all requirements (city, state, and federal) for the development of this project. At this time I would like to highlight the numerous steps, both through regulatory and voluntary steps that we have taken as the applicant during the entitlement and approval process, and will point out that we received unanimous approval from the City of Manchester's Planning Department for the redevelopment of 21 W Auburn and 24 Depot.

1. Confirmed with City, State, and Federal databases that neither property were registered as being historic, nor possessed anything of historical significance.
2. Confirmed with our Civil Engineer and Legal Counsel that neither properties were historic, nor deemed to exhibit historic significance based on information pulled from the NHDHR database.
3. Underwent numerous calls, meetings with Planning Board and the Arena District Design Review Group, both of which approved the Development Plan.
4. We engaged a third party Conservation Consultant, the Preservation Consultant, Inc (with 30+ years of experience), who confirmed that neither properties were historic, nor did they exhibit historical or cultural significance.
5. As part of the SWPPP we submitted the application/submittal to NHDHR. I believe our civil engineer received a notice from you via for "Request for Project Review". If I recall, it was requested that we provide the letter from the Preservation Consultant, Inc (which I believe we provided) and I believe a request was made to meet with the Heritage Commission of Manchester (which subsequently occurred as part of our NH-79E Approval).
6. Presented our Site Plan Approval and Zoning Approval documentation to the Heritage Commission of Manchester (section 106) and they concurred that our development of 250 units of multi-family housing is a public benefit.
7. Submitted NH Inventory Form for both properties to Heritage Commission, and we believe also to NHDHR.
8. We acquired the properties in an arm's length transaction from two separate property owners, with no historical commitments or obligations in place.
9. All approvals and permits for the development of the 250 units are in place, including the demolition permits for the entire development project, which as you stated in our brief phone call the other day is already underway.

I am traveling for work the rest of the week, but should you seek additional information or need anything else please feel free to follow-up.

Best Regards,
Eric

From: Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>
Sent: Tuesday, September 13, 2022 9:19 AM
To: Eric LeClair <eleclair@jonesstreet.com>
Cc: Vuto, Michelle <Vuto.Michelle@epa.gov>; houlihan.damien@epa.gov
Subject: RE: Auburn Street, Manchester, NH Section 106 mitigation

Dear Eric:

Please confirm that you have received my email below and plan on responding to our request.

Nadine

Nadine Miller
Deputy State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street, Concord, NH 03301
603-271-6628

From: Miller, Nadine
Sent: Wednesday, August 31, 2022 4:26 PM
To: Eric Leclair (eleclair@jonesstreet.com) <eleclair@jonesstreet.com>
Subject: Auburn Street, Manchester, NH Section 106 mitigation

Dear Eric:

I am following up on our phone call from yesterday regarding the Auburn/Depot Streets project in Manchester, NH.

Based on the information available to us, New Hampshire Division of Historical Resources does not feel that the Section 106 process was resolved. Our office asked for follow up information, including the preparation of a NH Inventory Form for the buildings being impacted back in January 2022 and did not receive the information.

I've been in contact with EPA Boston office and they are supportive of our efforts to finalize the Section 106 process. In order to do that, I suggest scheduling a virtual meeting with your organization, the DHR, and EPA and then a follow up meeting with myself and the Manchester Heritage Commission. The Commission has the right to participate under federal law and have expressed an interest in doing so.

I am including a link to information provided by the Advisory Council on Historic Preservation that has some additional information about the Section 106 process and public participation.

<https://www.achp.gov/digital-library-section-106-landing/citizens-guide-section-106-review>

As I noted in our conversation, the DHR wants to resolve Section 106. We do not want to stop or delay the project. Instead, we need to come up with mitigation to resolve adverse effects to historic properties that occurred as a result of the demolition and introduction of new buildings within a potential historic district.

I will be back in the office on Tuesday, September 6 if you'd like to get in touch and discuss further. Email is the best way to reach me as our building has suffered water damage and we are working from home for the next 6 weeks.

Sincerely,
Nadine Miller

Nadine Miller
Deputy State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street, Concord, NH 03301
603-271-6628

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

Name, Location, Ownership

1. Historic name NA
2. District or area NA
3. Street and number 21 W Auburn &
24 Depot
4. City or town Manchester
5. County Hillsborough
6. Current owner Manchester Mills Realty LLC &
Willey, Desmond F TR

Function or Use

7. Current use(s) 21 W Auburn = Industrial/Commercial
24 Depot = Vacant
8. Historic use(s) NA

Architectural Information

9. Style "Turn of the Century Mill Building"
10. Architect/builder NA
11. Source NA
12. Construction date 1890 & 1914
13. Source Tax Card
14. Alterations, with dates NA
15. Moved? no ☐ yes ☐ date: NA

Exterior Features

16. Foundation Concrete Foundation
17. Cladding Brick
18. Roof material Flat; Tar & Gravel
19. Chimney material NA
20. Type of roof Flat; Tar & Gravel
21. Chimney location NA
22. Number of stories 3 & 2
23. Entry location Multiple
24. Windows Yes
Replacement? no ☐ yes ☐ date: NA

Site Features

25. Setting Urban.CBD
26. Outbuildings NA
27. Landscape features None
28. Acreage 2.31 (combined)

35. Photo #1 Direction: Refer to Attachment A
36. Date Refer to Attachment A
37. Reference (file name or frame#): Refer to Attachment A

29. Tax map/parcel # Tax Map 149, Lot 25; & Tax Map 149, Lot 24
30. State Plane Feet (NAD83) 24 Depot- X: 1038505.29 Y: 177076.28 / 21 W Auburn - X: 1038250.14 Y: 176932.64
31. USGS quadrangle and scale 7.5minute USGS Topo / Scale: 1:5,000 Refer to Attachment D

Form prepared by

32. Name Market Square Architects & Preservation Consultant

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

33. Organization Aubrey Bennett & Lisa Mausolf

34. Date of survey April 21', Aug 21', Dec 21

39. LOCATION MAP:

Refer to Attachment B

40. PROPERTY MAP:

Refer to Attachment C

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

41. Historical Background and Role in the Town or City's Development:

See enclosed letter and overview provided by Preservation Consultant, dated 12/6/201

42. Applicable NHDHR Historic Contexts (please list names from appendix C):

NA

43. Architectural Description and Comparative Evaluation:

See enclosed letter and overview provided by Preservation Consultant, dated 12/6/201

44. National or State Register Criteria Statement of Significance:

NA

45. Period of Significance:

See enclosed letter and overview provided by Preservation Consultant, dated 12/6/201

46. Statement of Integrity:

See enclosed letter and overview provided by Preservation Consultant, dated 12/6/201

47. Boundary Discussion:

Refer to Attachment C

48. Bibliography and/or References:

See enclosed letter and overview provided by Preservation Consultant, dated 12/6/201

Surveyor's Evaluation:

NR listed: individual _____
within district _____

Integrity: yes _____
no _____

NR eligible: individual _____
within district _____
not eligible _____
more info needed _____

NR Criteria: A _____
B _____
C _____
D _____
E _____

CONTINUATION PAGE

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

Date photos taken:

Refer to Attachment A

Photo # _____ Description:

Reference (file name or frame#):

Direction:

Refer to Attachment A

Photo # _____ Description:

Reference (file name or frame#):

Direction:

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

PHOTO KEY IS LOCATED ON PAGE Refer to Attachment C – Property Map

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at the following commercial printer OR were printed using the following printer, ink, and paper: _____.
(Color photos must be professionally printed.)
The negatives or digital files are housed at/with: _____.

SIGNED:



01.20.2022

FOR STATE REGISTER LISTING ONLY!

If this inventory form is being submitted for consideration of New Hampshire State Register listing, have you included:

_____ a photo CD with digital images included in the nomination (does not apply if film photography was used)

_____ the State Register Contact Information sheet

NHDHR Inventory #:
Attachment A



Photo # P1
August 2018
Description:
Referencing 2-story
building at corner of
Depot Street and
Hampshire Ln

Reference: P1
Direction:
South-West at Depot
Street



Photo # P2
April 2021
Description:
Referencing
Warehouse at corner
of Depot Street and
Canal Street

Reference: P2
Direction:
South-East at Depot
Street



Photo # P3
 April 2021
 Description:
 Referencing
 Warehouse at corner
 of West Auburn
 Street and Canal
 Street

Reference: P3
 Direction:
 North-East at Canal
 Street



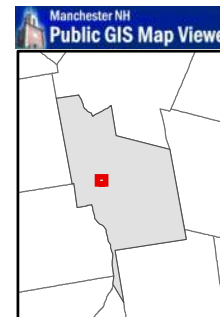
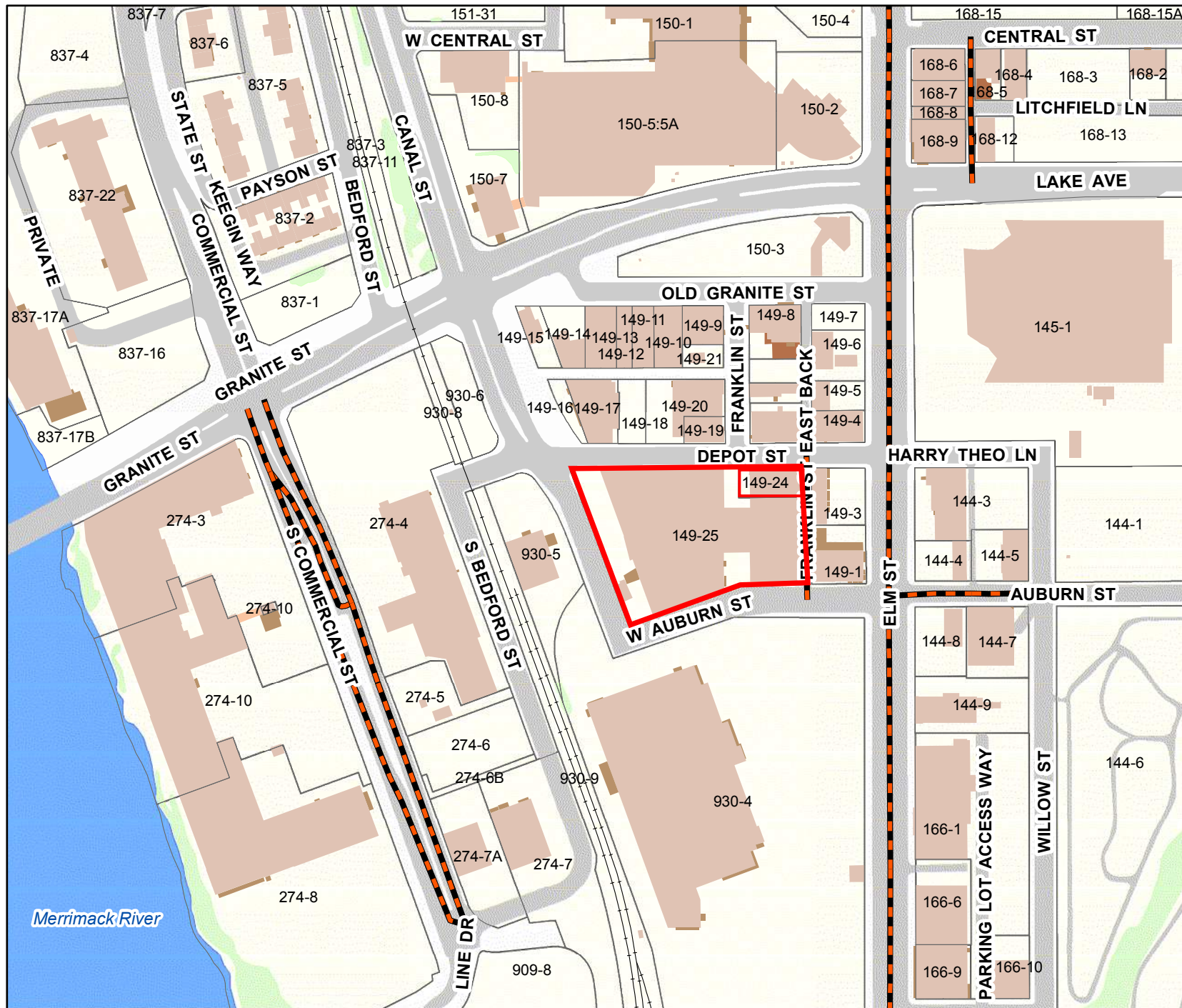
Photo # P4
 April 2021
 Description:
 Referencing
 Warehouse at corner
 of West Auburn
 Street and
 Hampshire Ln

Reference: P4
 Direction:
 North-East at West
 Auburn Street



Photo # P5
April 2021
Description:
Referencing
Warehouse view down
Hampshire Ln from
West Auburn Street

Reference: P5
Direction:
North at Hampshire Ln



Area Map Showing Extent Of Map At Left

NHDHR Inventory #:

Attachment B



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.





























REFERENCE PLANS

- 1) "B. & M. R.R. SOUTHERN DIVISION MAIN LINE, TRACK EAST OF CANAL STREET" DATED DECEMBER 29, 1918, H.C.R.D. PLAN 575A (SEE H.C.R.D. PLAN 514).
- 2) "LAND IN MANCHESTER N.H. - BOSTON AND MAINE RAILROAD TO WALBERT REALTY CORPORATION," DATED 1935, H.C.R.D. PLAN 2156.
- 3) "MANCHESTER HOUSING AUTHORITY - N.H. R-7 - AMOSKEG MILLYARD PROJECT, PROPOSED LANDS/RAILROAD PROPERTIES, INC. SUBDIVISION AND DISPOSITION PLAN, PARCELS 1-174, 1-702, 1-722, 1-723, 1-741 AND 1-701," DATED JULY 10, 1974, LAST REVISED OCTOBER 10, 1974, BY THOMAS F. MORAN INC. H.C.R.D. PLAN 6387.
- 4) "GASLIGHT DISTRICT - EXISTING CONDITIONS PLAN - ELM, CANAL, AUBURN DEPOT & FRANKLIN STREETS & HAMPSHIRE LANE, MANCHESTER, NEW HAMPSHIRE" DATED FEBRUARY 2008, BY GLD CONSULTING ENGINEERS, INC.
- 5) "TUCKERMAN AUTOMATION SITE, TAX MAP 830 LOT 4, EXISTING CONDITIONS & BOUNDARY PLAN, 460 ELM STREET, MANCHESTER, NEW HAMPSHIRE", DATED JANUARY 2008, BY GLD CONSULTING ENGINEERS, INC.
- 6) AMOSKEG INDUSTRIES LOTTING PLAN 105, ON FILE WITH THE CITY OF MANCHESTER HIGHWAY DIVISION.
- 7) CITY OF MANCHESTER SECTION MAP N'.
- 8) CITY OF MANCHESTER GIS MAPPING.

NOTE

SEE SHEET BD-102 (2 OF 2) FOR NOTES, PARCEL DESCRIPTIONS AND
ALTA CERTIFICATION.

LEGEND

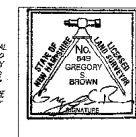
	Sewer Manhole		Electric Box
	Drain Manhole		Parking Meter
	Manhole		Sign
	Telephone Manhole		Utility Pole
	Electric Manhole		Guy Wire
	Catch Basin		Light Pole
	Fire Hydrant		Signal Pole
	Water Valve		Ballard
	Parking Meter		Monitoring Well
	Sewer Line		Gas Valve
	Drain Line		Gas Meter
	Gas Line		
	Water Line		

101 CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN AGRICULTURAL SURVEY PERFORMED ON THE GROUND AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "C" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS, EFFECTIVE 11/1/16.

DATE: 8-17-2021

DATE: 8-17-202



GREGORY S. BROWN, U.S. #84
For and on Behalf of
Fuss & O'Neil, Inc.

DRAFT

CLIENT: JONES STREET INVESTMENT PARTNERS

ALTA/NSPS
LAND TITLE SURVEY
TAX MAP 149 LOT 24 -- 24 DEPOT STREET
TAX MAP 149 LOT 25 -- 21 W. AUBURN STREET

PROJ. No.: 2021023
DATE: 05/07/2021
SCALE: 1"=30'

BD-10

SHEET 1 OF 1

Attachment C

NOTES:

1) THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH CHICAGO TITLE INSURANCE COMPANY FILE NUMBERS: 2171-25028 (21 WEST AUBURN STREET) DATED APRIL 14, 2021 AND 2171-25024 (24 DEPOT STREET) DATED MARCH 24, 2021.

2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING APRIL 2021.

3) BASIS OF BEARING IS NH STATE GRID.

4) SUBJECT PROPERTY IS LOCATED IN THE CENTRAL BUSINESS ZONING DISTRICT (CBD) AND ARENA OVERLAY DISTRICT PER THE CITY OF MANCHESTER ZONING ORDINANCE LAST AMENDED OCTOBER 6, 2020. THERE ARE NO MINIMUM SETBACK REQUIREMENTS FOR THE CENTRAL BUSINESS DISTRICT. FINAL DETERMINATION AND INTERPRETATION OF THE ZONING ORDINANCE IS MADE BY THE CITY OF MANCHESTER ZONING OFFICIALS.

5) SUBJECT PREMISES IS SUBJECT TO AND/OR WITH THE BENEFIT OF THE FOLLOWING EXCEPTIONS RELATED TO SURVEY MATTERS RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS LISTED IN AND KEVEY TO SCHEDULE B - SECTION 2 OF THE FILES NOTED IN 1 ABOVE:

2171-25028 (21 WEST AUBURN STREET) DATED APRIL 14, 2021

#11) AGREEMENT BY AND BETWEEN DEPOT STREET REALTY CORPORATION AND WALBERT DATED 5/19/61 AND RECORDED IN VOLUME 1643, PAGE 422.

#12) RIGHT AND EASEMENT TO BOSTON & MAINE RAILROAD BY WALBERT REALTY CORPORATION VOLUME 1679, PAGE 365.

#13) INDENTURE BETWEEN BOSTON & MAINE RAILROAD AND WALBERT REALTY CORPORATION 1679, PAGE 359.

#14) EASEMENT RIGHTS AND TERMS AND CONDITIONS CONTAINED IN RECIPROCAL RECORDED IN VOLUME 8586, PAGE 433.

#15) EASEMENT RIGHTS IN THE FORMER FRANKLIN STREET, ALONG CANAL STREET AND ALONG THE WESTERLY PORTION OF THE INSURED PROPERTY AS RECITED IN DEED AT VOLUME 3230, PAGE 704.

#16) EASEMENT TO BOSTON AND MAINE RAILROAD RECORDED IN VOLUME 1776, PAGE 116

#17) EASEMENT TO DEPOT STREET REALTY RECORDED IN VOLUME 1643, PAGE 399.

2171-25024 (24 DEPOT STREET) DATED MARCH 24, 2021

#11) PERMANENT RIGHT AND EASEMENT DATED MAY 18, 1961 AND RECORDED AT BOOK 1643, PAGE 399.

#12) PARTY WALL AGREEMENT DATED MAY 18, 1961 AND RECORDED AT BOOK 1643, PAGE 422.

#13) DEED MATTERS DATED MAY 18, 1961 AND RECORDED AT BOOK 1643, PAGE 431.

#14) RECIPROCAL ACCESS EASEMENT BETWEEN RICHARD JONES AND MANCHESTER MILLS REALTY, LLC DATED JULY 22, 2013 AND RECORDED AT BOOK 8586, PAGE 433.

6) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE SHOWN HEREON ARE THOSE THAT HAVE BEEN OBSERVED FROM SURFACE EVIDENCE. UTILITIES BELOW THE GROUND SURFACE HAVE NOT BEEN OBSERVED AND ARE SHOWN APPROXIMATELY HEREON AS DERIVED FROM A COMBINATION OF SURFACE MARKINGS BY OTHERS AND/OR RECORD INFORMATION. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

7) THE SUBJECT PREMISES IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM 3301500315E, EFFECTIVE DATE: MAY 17, 2005. FLOOD ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.

8) NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED.

9) NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

10) PARKING SPACE COUNT AS OBSERVED ON DATE OF SURVEY: THERE ARE 26 STANDARD STRIPED SPACES AND 0 DESIGNATED HANDICAP SPACES FOR A TOTAL OF 26 STRIPED ON-SITE PARKING SPACES. NOTE THAT THERE ARE MANY ADDITIONAL FADED LINES AND PORTIONS OF LINES THAT WOULD INDICATE PROBABLE ADDITIONAL ON-SITE PARKING IF PROMINENTLY STRIPED.

11) THIS SURVEY SHOWS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.

TITLE COMMITMENT DESCRIPTIONS

24 DEPOT STREET (TAX MAP 149 LOT 24)

A certain tract or parcel of land situated in Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning at the northwesterly corner of said parcel at the intersection of Franklin and Depot (formerly Cedar) Streets; thence southerly by said Franklin Street fifty-two (52) feet, more or less, to the center line of the wall separating the premises herein conveyed from the premises now or formerly of Depot Street Realty Corporation; thence easterly at right angles with said Franklin Street and along the center line of said wall one hundred (100) feet to a back street or passageway approximately twenty (20) feet wide; thence northerly parallel with said Franklin Street and by said back street fifty-two (52) feet, more or less to said Depot (formerly Cedar) Street; thence westerly at right angles with the last named course and by said Depot (formerly Cedar) Street one hundred (100) feet to the point of beginning; containing five thousand two hundred (5,200) square feet, more or less, and being a part of Lot No. 2263, as shown on the Amoskeag Manufacturing Company's Plan of Land in said Manchester; together with all easements and appurtenances to said parcel and subject to all existing conditions, restrictions and limitations of record.

Also, another tract of land situated in Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning at the southeasterly corner of the intersection of Franklin and Depot (formerly Cedar) Streets; thence southerly along what was formerly the easterly line of said Franklin Street fifty-two (52) feet, more or less, to the southwesterly corner of the premises conveyed as parcel No. 1 herein; thence at right angles with the last named course twenty-five (25) feet to the center line of what was formerly said Franklin Street; thence northerly along said center line of what was formerly Franklin Street fifty-two (52) feet, more or less, to the southerly line of said Depot (formerly Cedar) Street; thence easterly along the southerly line of said Depot (formerly Cedar) Street twenty-five (25) feet, to the point of beginning.

21 WEST AUBURN STREET (TAX MAP 149 LOT 25)

Tract 1:
A certain tract or parcel of land, with the buildings thereon, situated in the City of Manchester, County of Hillsborough, and State of New Hampshire, bounded and described as follows:
Beginning at the intersection of the southerly line of Depot Street and the easterly line of Canal Street; thence westerly by said westerly line of Depot Street 322.15 feet to land now or formerly of Depot Street Realty Corporation; thence southerly by the westerly line of said Realty Corporation land 52 feet to a point; thence easterly 25 feet to the center of the wall separating said Realty Corporation land from the premises herein described; thence Easterly along said center line of wall 100 feet to the westerly line of Hampshire Lane; thence southerly by said westerly line of Hampton Lane 168 feet to the northerly line of West Auburn Street; thence westerly and southerly by said northerly line of West Auburn Street 355 feet, more or less, to said easterly line of Canal Street; thence northwesterly by said easterly line of Canal Street 321.35 feet to the point of beginning.

Tract 2:
Vehicular and pedestrian easement across the easterly 1/4 of the Franklin Street Area as defined and described in Reciprocal Easement Agreement recorded in Volume 8586, Page 433.

SURVEY DESCRIPTIONS

24 DEPOT STREET (TAX MAP 149 LOT 24)

Beginning at a point on the southerly sideline of Depot at its intersection with the division line between land now or formerly of Manchester Mills Realty, LLC (Tax Map 149 Lot 25) on the west and the parcel herein described on the east; said point being the northwesterly corner of the parcel herein described:

Thence along said Depot Street, North 89°51'26" East a distance of 125.13 feet to the westerly sideline of Hampshire Lane (a/k/a Franklin Street East Back);

Thence along said Hampshire Lane, South 00°08'20" East a distance of 52.00 feet to the division line between land now or formerly of Manchester Mills Realty, LLC on the south and the parcel herein described on the north;

Thence along said land now or formerly of Manchester Mills Realty, LLC on the following courses: South 89°51'26" West a distance of 125.13 feet; North 00°08'20" West a distance of 52.00 feet to the point of beginning.

Being 6,507 square feet or 0.149 acres, more or less.

21 WEST AUBURN STREET (TAX MAP 149 LOT 25)

Beginning at a point on the southerly sideline of Depot Street at its intersection with the easterly sideline of Canal Street; said point being the northwesterly corner of the parcel herein described;

Thence along said Depot Street, North 89°51'26" East a distance of 323.36 feet to land now or formerly of The Desmond F. Willey Trust (Tax Map 149 Lot 24);

Thence along said land now or formerly of The Desmond F. Willey Trust on the following courses: South 00°08'20" East a distance of 52.00 feet; North 89°51'26" East a distance of 125.13 feet to the westerly sideline of Hampshire Lane (a/k/a Franklin Street East Back);

Thence along said Hampshire Lane, South 00°08'20" East a distance of 168.47 feet to the northerly sideline of West Auburn Street;

Thence along said northerly sideline of West Auburn Street on the following courses: South 89°51'40" West a distance of 108.43 feet; South 70°25'50" West a distance of 244.95 feet to the westerly sideline of Canal Street;

Thence along said easterly sideline of Canal Street, North 19°59'52" West a distance of 321.03 feet to the point of beginning.

Being 94,202 square feet or 2.163 acres, more or less.

The above descriptions describe the same parcels as described in the referenced title commitments.

THIS SURVEY WAS PREPARED IN CONNECTION WITH CHICAGO TITLE INSURANCE COMPANY FILE NUMBERS: 2171-25028 (21 WEST AUBURN STREET) DATED APRIL 14, 2021 AND 2171-25024 (24 DEPOT STREET) DATED MARCH 24, 2021.

To (Insured), (Lender), Chicago Title Insurance Company:

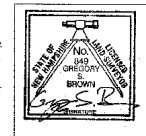
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standards Survey Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Table A thereof. The fieldwork was completed on April 23, 2021.

Date of Plot or Map: May 7, 2021.

MY CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED ON THE GROUND AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "1" AS SET FORTH IN TABLE 2021 OF THE NEW HAMPSHIRE OFFICE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSING FOR LAND SURVEYORS, EFFECTIVE 10/1/16.

DATE: 6-17-2021



GREGORY S. BROWN, L.L.S. #849
For and on behalf of
Fuss & O'Neill, Inc.

DRAFT

CLIENT: JONES STREET INVESTMENT PARTNERS
100 FEDERAL STREET
BOSTON, MA 02110

TAX MAP 149 LOT 24
TAX MAP 149 LOT 25
TAX MAP 149 LOT 26
TAX MAP 149 LOT 27
TAX MAP 149 LOT 28
TAX MAP 149 LOT 29
TAX MAP 149 LOT 30
TAX MAP 149 LOT 31
TAX MAP 149 LOT 32
TAX MAP 149 LOT 33
TAX MAP 149 LOT 34
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TAX MAP 149 LOT 96
TAX MAP 149 LOT 97
TAX MAP 149 LOT 98
TAX MAP 149 LOT 99
TAX MAP 149 LOT 100

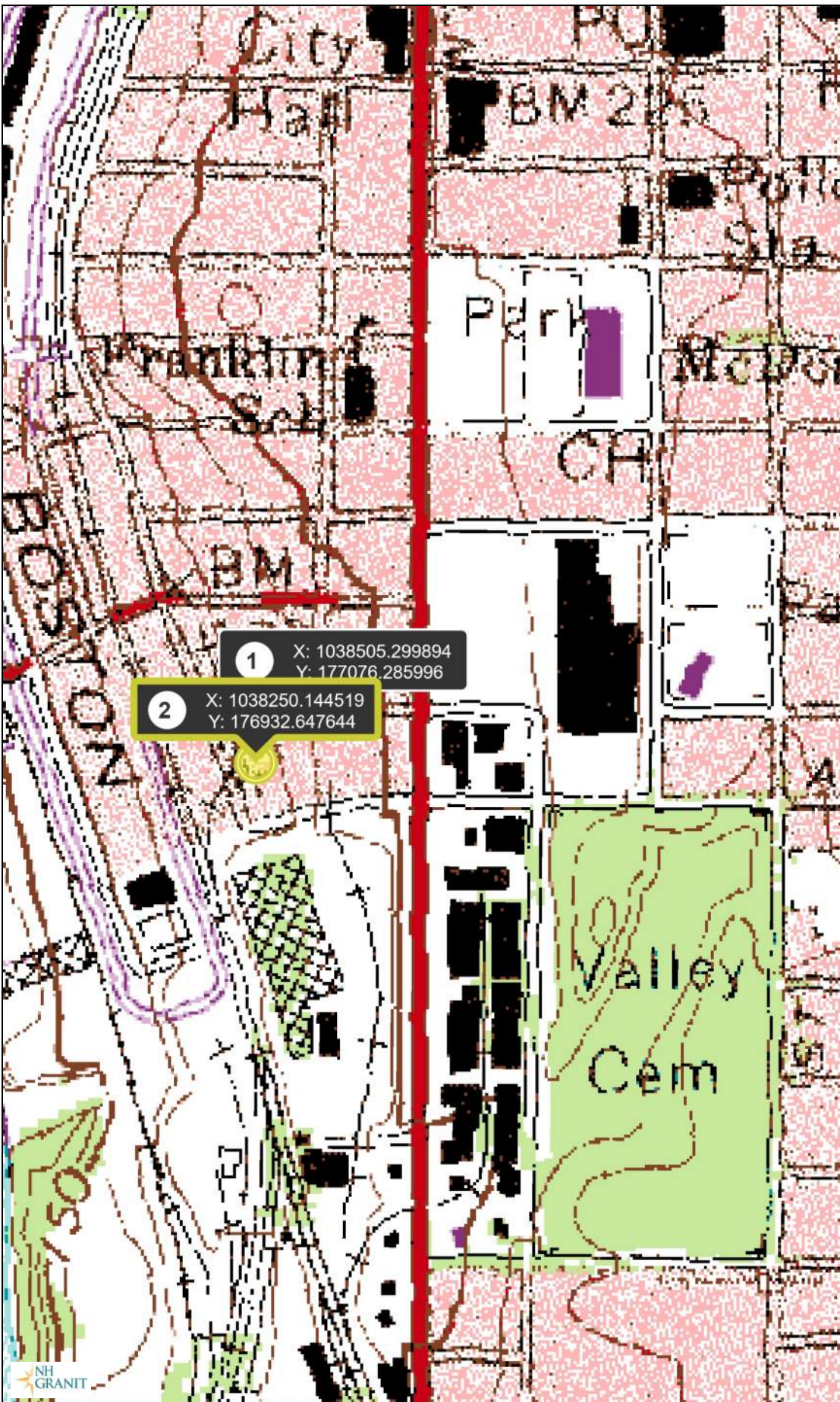
ALTA/NSPS
LAND TITLE SURVEY
TAX MAP 149 LOT 24 - 24 DEPOT STREET
TAX MAP 149 LOT 25 - 21 W. AUBURN STREET
TAX MAP 149 LOT 26 - 21 W. AUBURN STREET
TAX MAP 149 LOT 27 - 21 W. AUBURN STREET
TAX MAP 149 LOT 28 - 21 W. AUBURN STREET
TAX MAP 149 LOT 29 - 21 W. AUBURN STREET
TAX MAP 149 LOT 30 - 21 W. AUBURN STREET
TAX MAP 149 LOT 31 - 21 W. AUBURN STREET
TAX MAP 149 LOT 32 - 21 W. AUBURN STREET
TAX MAP 149 LOT 33 - 21 W. AUBURN STREET
TAX MAP 149 LOT 34 - 21 W. AUBURN STREET
TAX MAP 149 LOT 35 - 21 W. AUBURN STREET
TAX MAP 149 LOT 36 - 21 W. AUBURN STREET
TAX MAP 149 LOT 37 - 21 W. AUBURN STREET
TAX MAP 149 LOT 38 - 21 W. AUBURN STREET
TAX MAP 149 LOT 39 - 21 W. AUBURN STREET
TAX MAP 149 LOT 40 - 21 W. AUBURN STREET
TAX MAP 149 LOT 41 - 21 W. AUBURN STREET
TAX MAP 149 LOT 42 - 21 W. AUBURN STREET
TAX MAP 149 LOT 43 - 21 W. AUBURN STREET
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TAX MAP 149 LOT 46 - 21 W. AUBURN STREET
TAX MAP 149 LOT 47 - 21 W. AUBURN STREET
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TAX MAP 149 LOT 64 - 21 W. AUBURN STREET
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TAX MAP 149 LOT 66 - 21 W. AUBURN STREET
TAX MAP 149 LOT 67 - 21 W. AUBURN STREET
TAX MAP 149 LOT 68 - 21 W. AUBURN STREET
TAX MAP 149 LOT 69 - 21 W. AUBURN STREET
TAX MAP 149 LOT 70 - 21 W. AUBURN STREET
TAX MAP 149 LOT 71 - 21 W. AUBURN STREET
TAX MAP 149 LOT 72 - 21 W. AUBURN STREET
TAX MAP 149 LOT 73 - 21 W. AUBURN STREET
TAX MAP 149 LOT 74 - 21 W. AUBURN STREET
TAX MAP 149 LOT 75 - 21 W. AUBURN STREET
TAX MAP 149 LOT 76 - 21 W. AUBURN STREET
TAX MAP 149 LOT 77 - 21 W. AUBURN STREET
TAX MAP 149 LOT 78 - 21 W. AUBURN STREET
TAX MAP 149 LOT 79 - 21 W. AUBURN STREET
TAX MAP 149 LOT 80 - 21 W. AUBURN STREET
TAX MAP 149 LOT 81 - 21 W. AUBURN STREET
TAX MAP 149 LOT 82 - 21 W. AUBURN STREET
TAX MAP 149 LOT 83 - 21 W. AUBURN STREET
TAX MAP 149 LOT 84 - 21 W. AUBURN STREET
TAX MAP 149 LOT 85 - 21 W. AUBURN STREET
TAX MAP 149 LOT 86 - 21 W. AUBURN STREET
TAX MAP 149 LOT 87 - 21 W. AUBURN STREET
TAX MAP 149 LOT 88 - 21 W. AUBURN STREET
TAX MAP 149 LOT 89 - 21 W. AUBURN STREET
TAX MAP 149 LOT 90 - 21 W. AUBURN STREET
TAX MAP 149 LOT 91 - 21 W. AUBURN STREET
TAX MAP 149 LOT 92 - 21 W. AUBURN STREET
TAX MAP 149 LOT 93 - 21 W. AUBURN STREET
TAX MAP 149 LOT 94 - 21 W. AUBURN STREET
TAX MAP 149 LOT 95 - 21 W. AUBURN STREET
TAX MAP 149 LOT 96 - 21 W. AUBURN STREET
TAX MAP 149 LOT 97 - 21 W. AUBURN STREET
TAX MAP 149 LOT 98 - 21 W. AUBURN STREET
TAX MAP 149 LOT 99 - 21 W. AUBURN STREET
TAX MAP 149 LOT 100 - 21 W. AUBURN STREET

PROJ. No.: 20210233
DATE: 05/07/2021
SCALE: 1"=30'



BD-10

SHEET 2 OF 2

Map by NH GRANIT



Legend

- State
-  County
-  City/Town

NHDHR Inventory #:

Attachment D

Map Scale

1: 5,000 

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Map Generated: 1/20/2022

Notes

